



## **REPORT TO THE PLANNING COMMISSION**

**CITY COUNCIL CHAMBERS, 3300 CAPITOL AVENUE, FREMONT CA 94538**

### **General Order of Business**

1. Preliminary (Call to Order – 7:00 p.m.,  
Salute to the Flag, Roll Call, Approval of  
Minutes, Disclosures)
2. Consent Calendar
3. Public/Oral Communications
4. Public Hearing Items
5. Matters of Interest
6. Adjournment



### **Addressing the Planning Commission**

Any member of the public may speak on any item under discussion by the Planning Commission after “being recognized” by the Chairperson. To speak, walk to the rostrum directly in front of the Commission and, after the Chairperson recognizes you, state your name and address. Generally, after the Chairperson introduces an item, the order of presentation begins with comments by staff. The project applicant or their authorized representative may then comment. Next, interested members of the public may speak. Additional comments by the applicant or staff, as appropriate, may follow. At the close of testimony, the matter will return to the Planning Commission for discussion and action. Any item not introduced prior to 11:00 p.m. will automatically be “continued,” or held over, to the next regularly scheduled Planning Commission meeting.

### **Consent Calendar**

Items on the Consent Calendar are scheduled public hearing items which are considered routine by the Planning Commission. The Consent items will be enacted by one motion and one vote and include the following:

- Items recommended for continuance to a later meeting.
- Items for which staff has received no indication of public concern and for which staff is recommending approval.
- Items which have been moved from the regular hearing agenda and placed on the Consent Calendar at the beginning of any particular meeting.

Items on the Consent Calendar may be removed by any member of the public or Planning Commission. If removed from the Consent Calendar, the item will be placed on the regular hearing agenda in its normal sequence on the agenda. When the Planning Commission approves a consent item, it approves the staff recommendation together with any conditions of approval included in the recommendation.

Please note that items on the regular hearing agenda may be placed on the Consent Calendar at the beginning of any particular meeting when requested by a member of the Planning Commission and with the approval of the Chairperson. If a Planning Commissioner requests that an item be moved from the regular hearing agenda and placed on the Consent Calendar, the Chairperson will ask if anyone in the audience or any other Commissioner wishes to speak to the item or have the item heard. If no one wishes to do so, the Chairperson may move the item to the Consent Calendar and it will be considered at that time. Accordingly, anyone wishing to speak to an item should be present at the beginning of the meeting.

### **Oral Communications**

Any member of the public desiring to speak on a matter which is not scheduled on this agenda may do so under Oral Communications. As a matter of policy, the Planning Commission does not take immediate action on items presented under Oral Communications.

### **General Information**

The Planning Commission usually meets on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month. [Exceptions: Only one meeting in August 26, November 18, and December 9.] Commission meetings are held in the City Council Chambers at 3300 Capitol Avenue.

Stenocaptioning and/or earphones for people who are hearing impaired are available from the Recording Clerk 15 minutes prior to the meeting. A driver's license will be held as a deposit. Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Planning Department at (510) 494-4440. Planning Commission meetings are open captioned for the deaf in the Council Chambers and closed captioned for home viewing. For more information on Planning Commission please visit our website at [www.fremont.gov](http://www.fremont.gov) or contact the Planning Department at (510) 494-4440.

The regular meetings of the Fremont Planning Commission are broadcast on Cable Television Channel 27.

### **Availability of Public Records**

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the Planning Commission less than 72 hours prior to the meeting will be available for public inspection at 39550 Liberty Street during normal business hours, at the time the records are distributed to the Planning Commission.

Copies of staff report are available at the Development Services Center at 39550 Liberty Street (between Stevenson Blvd. and Walnut Ave.) and at City Hall at 3300 Capitol Avenue the week of the meeting and are free of charge. Plans and other supporting documents may be viewed any day until noon the day of the Planning Commission meeting. Copies will be provided at cost when feasible. The Development Services Center is open 8 a.m. to 4 p.m., Mondays through Thursdays; and 8 a.m. to 12 p.m., Fridays. Planning Commission final agendas, which include location maps, staff reports and proximity maps can also be viewed on the Internet at [www.fremont.gov](http://www.fremont.gov).

The Planning Commission meetings are now also live over the Internet. Please note: Live webcasts are only available when the Planning Commission is in session. If the Planning Commission is not in session, the web browser will return a "busy" error.

To send an e-mail message to all of your Planning Commissioners send your message to:  
[planning\\_commission@fremont.gov](mailto:planning_commission@fremont.gov)

To leave a voice message for any of the Planning Commissioners, dial the numbers listed below:

David Bonaccorsi:	494-4895 *4998
Yogi Chugh:	494-4895 *4992
Dirk Lorenz:	494-4895 *4997
Daniel Lydon:	494-4895 *4993
Lisa Quan:	494-4895 *4996
Dr. Rakesh Sharma:	494-4895 *4994
Roman Reed:	494-4895 *4995

We appreciate your interest in the conduct of your City's business. Information about the City or the items discussed in this report may be referred to:

Planning Commission Secretary  
City of Fremont Planning Division  
39550 Liberty Street, P.O. Box 5006  
Fremont, CA 94537-5006  
Telephone: 510-494-4440

### **Planning Commissioners**

**Dirk Lorenz**, Chairperson  
**Yogi Chugh**, Vice Chairperson  
**David Bonaccorsi**  
**Daniel Lydon**  
**Lisa Quan**  
**Roman Reed**  
**Dr. Rakesh Sharma**

### **City Staff**

**Barbara Meerjans**, Planning Commission Secretary  
**Joan Borger**, Assistant City Attorney  
**Scott Rennie**, Senior Deputy City Attorney  
**Alice Malotte**, Recording Clerk



**AGENDA**  
**FREMONT PLANNING COMMISSION MEETING, NOVEMBER 18, 2010**  
**COUNCIL CHAMBERS, CITY HALL, 7:00 P.M.**

*Work Session: [South Fremont/Warm Springs area](#), 6 p.m., Council Chambers*  
*Project Manager/Consultant - Brian Millar, (510) 284-4008, [bmillar@fremont.gov](mailto:bmillar@fremont.gov);*  
*Lori Taylor, Economic Development, (510) 284-4024, [ltaylor@fremont.gov](mailto:ltaylor@fremont.gov)*

**1. PRELIMINARY**

- 1.1 CALL TO ORDER**
- 1.2 SALUTE TO THE FLAG**
- 1.3 ROLL CALL**
- 1.4 APPROVAL OF MINUTES** – Regular Meeting of September 23 and 30, and October 14, 2010
- 1.5 DISCLOSURES**
- 1.6 Distribution of Draft General Plan and Vision books. No action required.**  
Dan Schoenholz, Project Planner, (510) 494-4438, [dschoenholz@fremont.gov](mailto:dschoenholz@fremont.gov)

**2. CONSENT CALENDAR:**

**NOTICE: ITEMS ON THE PUBLIC HEARING CALENDAR MAY BE MOVED TO THE CONSENT CALENDAR IF NO ONE IS PRESENT TO SPEAK ON THE ITEMS. ALL APPLICANTS AND INTERESTED PERSONS ARE ADVISED TO BE PRESENT AT THE START OF THE MEETING.**

**Item 5. [T-MOBILE CUP AMENDMENT - 1/2 Mile Northwest of the Dumbarton Toll Plaza - \(PLN2011-00040\)](#)** - to consider an Amendment to Conditional Use Permit U-96-20 to allow the installation of one (1) additional 10 foot tall ground mount microwave antennae to an existing wireless telecommunication facility located in the Northern Plain Planning Area. A Mitigated Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).  
Project Planner - Steve Kowalski, (510) 494-4532, [skowalski@fremont.gov](mailto:skowalski@fremont.gov)

Recommended  
Action:

Continue to December 9, 2010 to allow applicant and staff additional time to review plans.

**3. PUBLIC/ORAL COMMUNICATIONS**

#### 4. PUBLIC HEARING ITEMS

- Item 1.** [VERIZON MISSION MONOPINE- 39660 Mission Boulevard - \(PLN2010-00188\)](#) - to consider a Conditional Use Permit to install a 70 foot tall stealth monopole (monopine) located in the Mission San Jose Planning Area. A Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).  
Project Planner - Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

Recommended                      Approve, based on findings and subject to conditions.  
Action:

- Item 2.** [AT&T PROLOGIS MONOPINE - 47499 Fremont Boulevard - \(PLN2011-00012\)](#) - to consider a Conditional Use Permit to install a 69 foot tall stealth monopole (monopine) located in the Industrial Planning Area. A Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).  
Project Planner - Joel Pullen, (510) 494-4436, [jpullen@fremont.gov](mailto:jpullen@fremont.gov)

Recommended                      Approve, based on findings and subject to conditions.  
Action:

- Item 3.** [AT&T CERTAINTED MONOPINE - 6400 Stevenson Boulevard - \(PLN2011-00015\)](#) - to consider a Conditional Use Permit for a 68 foot tall stealth monopole (monopine) located in the Industrial Planning Area. A Negative Declaration has been prepared and circulated for this project in accordance with the requirements of the California Environmental Quality Act (CEQA).  
Project Planner - Spencer Shafsky, (510) 494-4452, [sshafsky@fremont.gov](mailto:sshafsky@fremont.gov)

Recommended                      Approve, based on findings and subject to conditions.  
Action:

- Item 4.** [XIANG-LU RESIDENCE - 44513 Vista Grande Court - \(PLN2011-00025\)](#) - to consider a Finding for Site Plan and Architectural Approval for a 7,533 square foot residence (including a 1,580 square foot garage and storage room) located in the Mission San Jose Planning Area. This project is exempt from the California Environmental Quality Act per guideline 15303, one new single-family house on an existing lot.  
Project Planner - Terry Wong, (510) 494-4456, [twong@fremont.gov](mailto:twong@fremont.gov)

Recommended                      Approve based upon findings and subject to conditions.  
Action:

#### 5. DISCUSSION ITEMS

## **6. MISCELLANEOUS ITEMS**

Information from Commission and Staff:

- Information from staff: Staff will report on matters of interest.
  - Report on actions of City Council Regular Meeting
  - League of California Cities 2011 Planners Institute & Mini Expo
  - [2011 Planning Commission \(HARB/ZA/ARB included\) Calendar](#)
- Information from Commission: Commission members may report on matters of interest.

## **7. ADJOURNMENT**

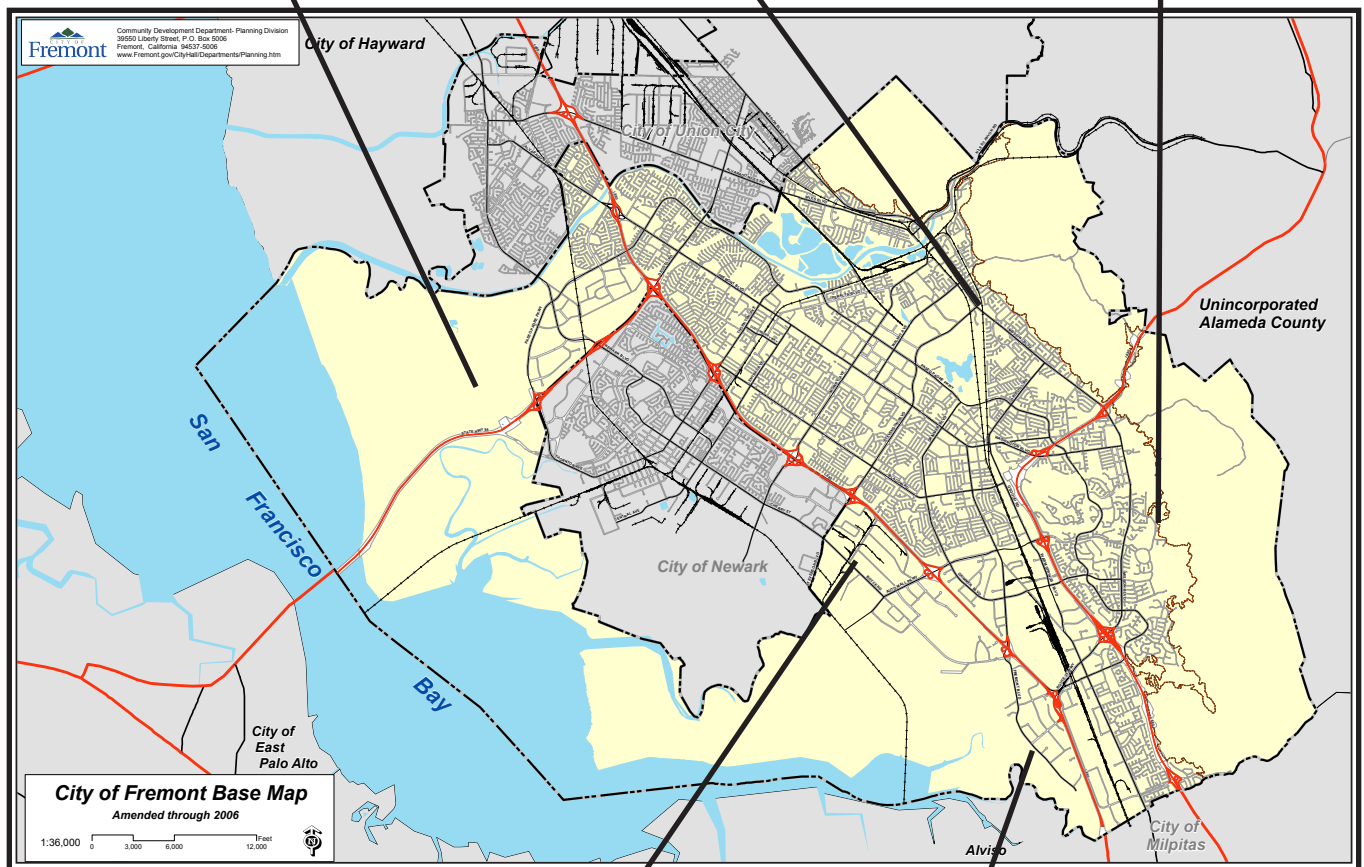
## Proximity Map

This map shows the general location of projects (by file number) which are scheduled for Planning Commission consideration.

**5) T-Mobile CUP Amendment  
PLN2010-00202**

**1) Verizon Mission Monopine  
PLN2010-00188**

**4) Xiang-Lu Residence  
PLN2011-00025**



**3) AT&T Certainteed Monopine  
PLN2011-00015**

**2) AT&T Prologis Monopine  
PLN2011-00012**